

\$20,000 - 4532 Katherine Avenue, Sherman Oaks

MLS® #BB25135949

\$20,000

6 Bedroom, 7.00 Bathroom, 4,146 sqft

Residential Lease on 0 Acres

N/A, Sherman Oaks,

Welcome to 4532 Katherine Avenue – a brand-new, ground-up construction in the heart of the coveted Library Square neighborhood of Sherman Oaks. This gated modern residence offers 3,633 sq ft of expertly crafted living space with 5 bedrooms and 5.5 bathrooms in the main home, plus a fully finished 513 sq ft ADU complete with its own bedroom and full bath – ideal for guests or extended family.

Designed with spaciousness and flow in mind, the home features soaring 11-foot ceilings on the first floor and 9.5-foot ceilings upstairs, creating a bright and open atmosphere. The living room is anchored by a sleek fireplace and floor-to-ceiling sliding doors that open to the backyard, delivering the ultimate indoor/outdoor California living experience.

The gourmet kitchen is a true centerpiece, featuring high-end Bertazzoni appliances, custom cabinetry, designer finishes, and a built-in beverage cooler. Upstairs, the primary suite offers a tranquil retreat with a fireplace, built-in sink and beverage cooler, a spa-like en-suite bath, and a walk-in closet with custom shelving.

This smart home is equipped with fully integrated technology to control lighting, fireplaces, HVAC, pool speakers, and a Sonos sound system, and it comes complete with a security camera system for peace of mind.



Additional highlights include Hansgrohe faucets throughout, an attached garage, three separate HVAC systems (for each floor and the ADU), and a dedicated laundry room with Samsung washer and dryer included.

Set on a quiet, tree-lined street in Library Square, this gated, camera-secured property blends modern luxury, high-tech convenience, and timeless comfort in one of Sherman Oaksâ€™ most desirable neighborhoods.

Built in 2025

Essential Information

MLS® #	BB25135949
Price	\$20,000
Bedrooms	6
Bathrooms	7.00
Full Baths	6
Half Baths	1
Square Footage	4,146
Acres	0.16
Year Built	2025
Type	Residential Lease
Sub-Type	Single Family Residence
Style	Contemporary, Modern
Status	Closed
Listing Agent	Armen Vartanians
Listing Office	Prodigy Realty Group Inc.

Community Information

Address	4532 Katherine Avenue
Area	SO - Sherman Oaks
Subdivision	N/A
City	Sherman Oaks
County	Los Angeles
Zip Code	91423

Amenities

Utilities	Gardener, Pool
Parking Spaces	2
# of Garages	2
View	None
Has Pool	Yes
Pool	Private, Heated
Security	Prewired, Smoke Detector(s), Security Gate, Security System

Exterior

Exterior	Stucco, Copper Plumbing, Drywall, Frame
Exterior Features	Barbecue
Lot Description	ZeroToOneUnitAcre
Roof	Composition
Construction	Stucco, Copper Plumbing, Drywall, Frame
Foundation	Slab

Interior

Interior	Vinyl
Interior Features	Breakfast Bar, Balcony, Separate/Formal Dining Room, High Ceilings, Open Floorplan, Wired for Sound, All Bedrooms Up, Primary Suite, Walk-In Closet(s), Bar, Recessed Lighting
Appliances	Dryer, Washer, Tankless Water Heater
Heating	Central
Cooling	Central Air
Fireplace	Yes
Fireplaces	Family Room, Living Room, Primary Bedroom
# of Stories	1
Stories	One

School Information

District	Los Angeles Unified
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Additional Information

Date Listed	June 17th, 2025
Days on Market	37
Zoning	LAR1
Short Sale	N
RE / Bank Owned	N

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